

036.A

0001

0014.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

189,800 / 189,800

USE VALUE:

189,800 / 189,800

ASSESSED:

189,800 / 189,800

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
3		ARIZONA TERR, ARLINGTON

OWNERSHIP

Unit #: 5

Owner 1: PNEVMATIKOS ANTHOULA

Owner 2:

Owner 3:

Street 1: 58 WESTWOOD RD

Street 2:

Twn/City: STONEHAM

St/Prov: MA Cntry Own Occ: N

Postal: 02180 Type:

PREVIOUS OWNER

Owner 1: ELMS ANN MICHELE -

Owner 2: -

Street 1: 3 ARIZONA TERRACE #5

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Veneer Exterior and 585 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6011																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	189,800			189,800		124626
							GIS Ref
							GIS Ref
							Insp Date
							09/28/17

PREVIOUS ASSESSMENT

Parcel ID: 036.A-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	189,800	0	.	.	189,800		Year end	12/23/2021
2021	102	FV	187,100	0	.	.	187,100		Year End Roll	12/10/2020
2020	102	FV	181,900	0	.	.	181,900	181,900	Year End Roll	12/18/2019
2019	102	FV	167,800	0	.	.	167,800	167,800	Year End Roll	1/3/2019
2018	102	FV	159,100	0	.	.	159,100	159,100	Year End Roll	12/20/2017
2017	102	FV	148,300	0	.	.	148,300	148,300	Year End Roll	1/3/2017
2016	102	FV	148,300	0	.	.	148,300	148,300	Year End	1/4/2016
2015	102	FV	140,100	0	.	.	140,100	140,100	Year End Roll	12/11/2014

SALES INFORMATION**TAX DISTRICT**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELMS ANN MICHEL	53325-174		8/3/2009		165,000	No	No		
RAIMONDI MICHAEL	43119-90		6/23/2004		162,000	No	No		
MASCI PAUL F &	33159-332		6/29/2001		85,000	No	No		
	19223-38		7/1/1988		76,000	No	No	Y	

PAT ACCT.

2957

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/28/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: ARIZONA 118

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	8 - Brick Veneer	
Sec Wall:		%
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	BRICK	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

Building Number 3.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	

Other	
Upper	
Lvl 2	
Lvl 1	
Lower	

Totals	RMs: 2	BRs: 1	Baths: 1	HB
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GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1965
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G11
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

OTHER FEATURES

Kits:	1	Rating: Good
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	2 - 2nd Floor
% Own:	0.781799972
Name:	5 - 6011

DEPRECIATION

Phys Cond:	AV - Average	30. %
Functional:		%
Economic:		%
Special:		%
Override:		%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

TOTALS

1	2	1
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CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.52564108
Const Adj.:	0.98931295
Adj \$ / SQ:	490.534
Other Features:	34705
Grade Factor:	1.00
NBHD Inf:	0.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	273417
Depreciation:	83666
Depreciated Total:	189752

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:

Juris. Factor:	1.00	Before Depr:	416.95
Special Features:	0	Val/Su Net:	324.44
Final Total:	189800	Val/Su SzAd:	324.44

PARCEL ID

PARCEL ID 036.A-0001-0014.0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
GLA	Gross Liv Ar	585	490.530	286,963					

Net Sketched Area: 585 Total: 286,963

Size Ad	585	Gross Area	585	FinArea	585
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IMAGE

AssessPro Patriot Properties, Inc